

Capitol Planning Commission Minutes  
October 16, 2013  
Judicial Building, Conference 165  
(1:00 pm – 2:30 pm)

**Members Present:**

William Dikis, Vice Chair	Scott Weiser
Senator Charles Schneider	Matt Anderson
Representative Ralph Watts	Allison Dorr Kleis
Senator Matt McCoy	
Representative Dan Kelley	
Elizabeth Isaacson	
Mike Carroll	

**Members Absent:**

Carol Grant

**Department of Administrative Services (DAS) Staff Present for All or Portions of the Meeting:**

Lon Anderson, DAS  
Tim Ryburn, DAS/GSE  
Bruce Greiner, DAS/GSE  
Stephany Mahannah, DAS/GSE  
Tera Granger, DAS/GSE  
Brant Carr, DAS/GSE  
Charlee Cross, DAS/GSE  
Jennifer Moehlmann, DAS/GSE

**Others Present for All or Portions of the Meeting**

Mark Willemsen, Legislature  
Theresa Kehoe  
Mary Braun  
Brittany Telk  
Wrent Fleming (guest)  
M. Jessica Rowe – Greater Des Moines Public Art Foundation  
Carl Voss

**Call to Order and Introductions**

The meeting was called to order at 1:02 p.m. by Vice Chair Bill Dikis followed by roll call and introductions.

**Approval of Agenda**

**MOTION:** Scott Weiser made a motion to approve the agenda as submitted. Charles Schneider seconded and the motion passed unanimously.

**Approval of Meeting Minutes for July 16, 2013 Meeting**

**MOTION:** Scott Weiser made a motion to approve the minutes as submitted. Liz Isaacson seconded and the motion passed unanimously.

## **Committee Organization**

### *Master Plan Committee*

The Master Plan Committee met on the proposed location for the B-Cycle station to be located north of the Lucas building parking lot. The Committee looked at the possibility of putting it in the existing parking lot, setting it on the asphalt, and decided we didn't want to forgo parking spaces. It can easily be moved onto the grass area near the west sidewalk if a new concrete slab is poured. Carl Voss said they hope to have the station operational by spring and possibly pour the slab this fall.

**MOTION:** Mike Carroll made a motion to approve the Committee's recommendation for the location of the B-Cycle Station. Liz Isaacson seconded and the motion passed unanimously.

Chair Bill Dikis asked the Master Plan Committee to work on an annual update to the Master Plan that would include the goals that have been met during the year and perhaps recognize any need for modifications. Chair Bill Dikis suggested the Committee should also discuss a process for any official amendment to the Master Plan.

### *Site Features Committee*

Allison Kleis said the Committee met on September 4<sup>th</sup> and 12<sup>th</sup> to discuss the project the Greater Des Moines Public Art Foundation brought to the Committee, called A Monumental Journey. The Committee has had input from the Judicial Branch, the Department of Administrative Services and the Department of Cultural Affairs. The Committee walked the Capitol Complex, viewed various sites, and came to a consensus on a location that adhered more to the Master Plan than some of the initial sites that were discussed. The Master Plan currently designates the mall area as the correct placement for site features and the main recommendation to the Commission is the south garden area. It is the most appropriate site for the art work and the sculpture meets the guidelines. There are a few recommendations going forward that need to go back to the Greater Des Moines Public Art Foundation:

1. The story presented to the public needs to reflect what the monument represents rather than to serve as an honor to the Association.
2. The final design needs to fit into the site location.
3. The Site Features Committee needs another chance for final approval of the design.

Director Carroll stated that when monuments are placed on the State Capitol Complex, donors' names are not allowed to be a part of the monument and the State is careful about statements placed on plaques. There were also discussions regarding issues related to a proposed fiberglass design on how fiberglass will withstand long term weather conditions. Chair Bill Dikis expressed several concerns about the durability of fiber glass in a solar outdoor environment and the maintenance required. Jessica Rowe said a maintenance plan will be developed in consultation with an art conservator during the design development phase with a goal of making the art piece as maintenance free as possible. Because this piece is color, the permanent way to maintain it is to infuse color within the fiberglass which is done at the time of fabrication. Ms. Rowe said she will have more information moving into the next phase. Senator McCoy said he's amazed at the process they go through to collaborate and asked if there was feedback from the Sculpture Park that fiberglass was manageable in terms of maintenance. Ms. Rowe said yes and there's a series in Minneapolis at the Walker Art Center and also corporate grounds around the Minneapolis, St. Paul areas and in Kansas City. Senator McCoy asked if the piece has a life span and a point at which a decision needs to be made to refurbished or retire it. Ms. Rowe said yes, and bronze does also. Bronze and marble are considered the most traditional monument materials. Bronze can have disease and requires maintenance as well. Marble can be hard to reconstruct if damaged. The fiberglass piece will be much easier to maintain, the shape is very minimal, and the fabricator is very reputable and has completed major works around the world.

Director Carroll said his concern is once the monument is done it will be DAS' responsibility to maintain so as you move through the design development phase, document as much as possible as to what was done and why that makes it more durable.

Ms. Rowe added that the monument will represent a very remarkable story and one to be very proud of. Ms. Rowe said the five individuals represent justice, fairness, and equality. It will commemorate the founders of the National Bar Association. Director Carroll voiced his concern regarding not allowing any of the donors to be recognized on the monument. Ms. Rowe said they're not the donors, they're the honorees.

Representative Watts said he has some concerns with fiberglass concerning lifespan and monument maintenance. He asked who has the responsibility for maintaining the monument once it's in place and if there is some kind of ongoing support. Director Carroll said there is a percentage of the cost of the initial monument installation that has to be put aside as an endowment for maintenance of the monument itself that is part of the final application.

Representative Watts asked if the Site Features Committee had looked at it and determined how much space allotment was needed for the site. Allison Kleis said that one of the requirements of their recommendation to the Greater Des Moines Public Art Foundation is a final design that incorporates the surroundings, prior to final approval. Chair Bill Dikis said another issue he recalled from the last meeting was the scale of the final monument. He indicated that last time what they saw was probably larger than what it would actually be. He would like an understanding from the Committee recommendation of what constitutes design development. He asked if it included a fairly detailed drawing and concepts and perspective drawings etc., but no construction would be started and no commitment to move forward until after the conceptual design is approved. Ms. Rowe said yes. Chair Bill Dikis requested submitted documents include a southward looking elevation that shows both the scale and size of the Judicial Building and the scale and size of the monuments to the west, to understand the entire scale of project. Another option would be a three dimensional aerial view that would show the relative position and also would possibly super-impose a drawing on a photograph of the area to accomplish those goals as well. Ms. Rowe said she thinks the Commission will be very pleased at the visual. She said they were able to work with architects in the past who have created computer generated images and have built videos that will give you a fairly good idea of what the sculpture will look like.

**MOTION:** Allison Kleis made a motion to approve and adopt the Site Features Committee recommendation. Mike Carroll seconded and the motion passed unanimously.

### **Staff Reports/Project Updates**

#### *Legislative Update*

Lon Anderson said DAS was asked to come up with a five-year infrastructure plan for the Rebuild Iowa Infrastructure Funding, working with the building trades, master builders, and with Scott Weiser from the Capitol Planning Commission. The plan will be presented to the Governor who will decide how it all fits together for budget purposes. Of note in the plan would likely be funding for the renovation of the Historical Building, Wallace Building, and relocation of the Fleet Building. As far as the process is concerned, usually DAS has a five-year infrastructure recommendation, we did it last year. This year DAS didn't make any infrastructure recommendations, instead the final decisions will come directly from the Governor. Lon Anderson said he suspected the final draft would look a lot like the draft circulated to the Commission, but some things may be pared down or shifted around to fit the RIIF. Director Carroll said once the working group process has been completed and has been presented to the Governor, Jennifer will distribute the information to the Commission members.

### *Shattering Silence Monument Nomination*

Jennifer Moehlmann said DAS received notice at the end of September that the Shattering Silence Monument was accepted into the National Park Service's Network to Freedom.

Representative Ralph Watts asked if DAS was intending to continue polishing the stainless steel on the monument. Bruce Greiner said a restoration professional conducts an annual review of all monuments and provides recommendations. Mr. Greiner noted that polishing will be included in the list of items reviewed by the restoration professional. He will also check on the availability of funds for polishing. Chair Bill Dikis asked how the endowment is tracked. Director Carroll said any of the new monuments have been required to have an endowment. Many of the existing monuments do not have an endowment and that's why we've put endowments in place because it has been a problem coming up with the funds to maintain and repair monuments as that becomes necessary. Bruce Greiner said each monument is tracked individually and has a separate account. Senator Charles Schneider asked if using the interest to fund the expense eats into principal. Director Carroll said the endowment amount in each of the monuments is very small so whenever there is maintenance, we're eating into the principal. Current interest rates are not even close to managing the monuments. Director Carroll noted that for many major monument renovations (like Soldiers and Sailors), funds are donated from people who have an interest in the monument and are not provided by an endowment. Chair Bill Dikis said that maybe the Legislature could give DAS a one-time fund to maintain the monuments. Senator McCoy said they have tried, but it is a political issue and will not happen. The Legislature would not even fund the renovation of the bell monument. The Legislature does not like monuments and they are a political weapon used in campaigns. Chair Bill Dikis asked if DAS has an inventory of all monuments and a maintenance schedule for each. Bruce Greiner said yes, it is updated annually.

### *Row House*

Charlee Cross said the Row House has been moved. The earth work is going on now and she hopes will be done by the end of November. Chair Bill Dikis asked about the future disposition of the soil area, does it get paved or become landscaped? Charlee said the pavers will continue the horseshoe shape down to the street and the rest of the area will be grass. Director Carroll asked if the dirt that was stacked west of the Judicial Building got used. Charlee said no, but it will be used at the Iowa Building.

### *Iowa Building*

Charlee Cross said the Iowa Building is currently being demolished. The building should be down in November and the contractors still thinks grading and seeding can be completed this year, weather permitting, or during the spring. Representative Ralph Watts asked why the building was not imploded. Charlee said they were told it's not tall enough and would have pancaked.

### *Historical Building*

DAS is still progressing with the granite restoration project on the exterior. It is scheduled to be done by the end of November. This takes care of all the currently identified safety concerns.

### *Capitol Lightning Protection*

All the in-ground boring is done and the copper loop is in place. They're starting to install the exterior antennas and expect to be done by the end of the year, weather permitting. If not, the project will be stopped and then finished in late spring after session.

### *Fleet Relocation*

Tim Ryburn said he continues to have co-location discussions with several agencies. He is still optimistic regarding opportunities to relocate to another facility. Scott Weiser asked whether the funding or the location had to come first. Director Carroll said you can't make an offer on a building when you don't have the funding. An appropriation is needed first. There have been a couple of good locations, but no funding for purchase. Senator McCoy said they've had a fund like that before in case we need it. DAS could ask again and he thinks it's a good thing to have.

### *Annual Report*

Chair Bill Dikis reviewed the documents he had distributed to the Committee in preparation for the Annual Report and referred to a recent study on deferred maintenance at the Capitol Complex done by the Baker Group that could either be included in the Annual Report or worked on after the January meeting. Bruce Greiner gave an overview of the Baker Group report and said there are two different things to look at in the report. One is a fundamental issue we have with overall deferred maintenance throughout the Complex. The Baker focused on air handling units and roof systems as two prime examples. DAS has been working with Baker Group over the last six months after this report was completed and found we have similar issues with elevators systems within our buildings. The Capitol Complex building operations has not been able to conduct adequate preventive maintenance over the last five years and this is almost certainly due funding restrictions over the years. The five-year total cost of deferred maintenance needs is projected at \$460 million. At \$3.31 per square foot, our rate for maintenance is a couple of dollars less than the Midwest average of \$5.43 and about \$5 less than the national average per square foot for building maintenance. On top of this, we have some capitol infrastructure needs that are a snowball effect and we need a shot in the arm to clean this up.

Chair Bill Dikis said he served on the Sub-Committee of the Fisher Commission in 1996 and personally wrote a good deal of the content that went into the budgeting and infrastructure section. At that time, the Fisher Commission recommended routine maintenance be funded at 1.5% of current replacement value of the entire building and a 3.5% fund be set up to hit the big issues. All building components have different lives, e.g. a 20 year life for heating, 40 year life for boiler, 5 year life on painting, 7 year life on carpeting etc. These are the kind of things that need to be recognized in the budgeting process with Capitol Planning Commission support along the way. Director Mike Carroll said we charge \$3.46 per square foot, and the difference from the industry standard that Baker calls out is about \$3 million a year that we're short just on Capitol Complex. Without constitutional protection, you can't really set up a sinking fund. As soon as you get any kind of a balance built up in that fund, if it's not constitutionally protected, someone will come up with an idea to use the money. We're asking the legislature to designate money for things for which there is no constituency. With \$3.46, if we really take care of what should be taken care of within these buildings, we'd never clean the carpets and windows, we'd never paint the walls, we'd never replace cubicles, because \$3.46 will only fix the air handlers and the elevators. Without these things, you can't occupy the building. When you talk about a new facility for state government on Complex, we are having a difficult time with that because as soon the building is completed, we will have the same problem all over again. Senator Ralph Watts said he understands what Mike is saying but it's a responsibility we have to take – if people buy a car they have to maintain it, it's just something you have to pony up and do. With all the maintenance issues identified somewhere there has to be a window that we can start funding ongoing maintenance. Maybe you can restrict it to be just for maintenance, not for capital expenses. Director Carroll said without maintenance, it doesn't take long for a fifty year building to become a twenty-five or thirty year building. Liz Isaacson said the Capitol Building is a perfect example of what happens when you let a building go down and the amount of money it took to get back to where it is now and how much people appreciate how beautiful it is, and how we do need to take care of these buildings. Director Carroll said there are other options like designating buildings you do not want to get rid of and let

everything else go until it can't be used anymore and not building any new state buildings. It would be cheaper for taxpayers. It's cheaper to own space than to lease space, but not the way we own it. Scott Weiser said the State should definitely consider whether to build or own any new buildings, prioritize what we have, and let the rest of them go. Director Carroll said there are a lot of things playing in on that, teleworking makes a lot of sense with technology today and can reduce the footprint needed.

Senator McCoy said the reality is we're sitting with \$1.4 billion in the bank. We can have these discussions but it's easier to push the deferred maintenance to the side and human needs will always win. These are the decisions you make during good times now that put a structure in place where you actually charge base rate rents for the future. You put a plan together and you could get bipartisan support, but you need to bring the Governor on board. Director Carroll said the \$3.46 is statutory and if it is raised, it just comes out of each Department's appropriation. One way to get over that would be a onetime appropriation for \$3 million so it is baked into the base every year. Senator McCoy was supportive of that approach for a one-time appropriation to catch-up the rates. Senator Schneider asked if they would benchmark the rate to something. Director Carroll said the Baker Group report used an industry standard that could be written into the statute. Chair Bill Dikis estimated the deferred maintenance cost for the Judicial Building, which is 125,000 sf built in 2003 at a cost of \$31 million, applying the recommendations from the Fisher Commission. Using an average construction inflation rate of 3.5 % over the past 10 years, the current replacement value would be over \$45 million. Using the Fisher Commission recommendations, 1.5% of the current replacement value would be \$5.47/sf (or \$684,000/year) to take care of this building on a routine basis and 3.5% of the value would be \$1,600,000 each year to start to plan for replacing the building over time. Senator McCoy requested a memo from Chair Bill Dikis on his remarks. Chair Bill Dikis said he would like the Commission to consider supporting the need for attention to deferred maintenance and also routine maintenance in the annual report or some commentary beyond that.

Chair Bill Dikis asked for comments on the draft 2013 Annual Report. Scott Weiser approved the Master Plan Section. Allison Kleis and Director Carroll approved the Site Features section once today's actions were added. The Modernization report is a look back at the previous priorities and funding results, as well as new prioritization. Director Carroll said he hoped in the end it would mirror the Governor's plan. Chair Bill Dikis reviewed items in the draft five year capital infrastructure plan. Senator McCoy said one of the things to be looked at in the five-year plan is, when you look at the value of the Wallace Building and the employees and the productivity factor related to that building and compare to the Historical Building in terms of priorities, you need to be able to put a different weight based upon what the outcome will be. Ultimately putting money into the Wallace Building will increase productivity and improve the working environment for employees. Without doing some type of creative borrowing and bonding, he doesn't know how you tackle both of the projects at the same time.

Bill Dikis said the Commission will defer finalizing the annual report until the final five year capital infrastructure plan is available.

#### *Capitol Complex Events*

See handout.

#### **Adjourn**

Meeting adjourned at 2:22 p.m.

#### *Upcoming Meeting:*

January 8, 2014 1 – 4 pm (Capitol Building)